

LEVEL 1

Your survey report

Property Address:

8 - 10 Holgate Court, Western Road,
Romford, Essex,
UK,

Client's Name: Mobless

Consultation Date (if
applicable): 15 Sep 2021

Inspection Date:

19/11/2021

Surveyor's RICS Number:

R-235B58

1



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A

About the inspection and report

This RICS Home Survey – Level 1 has been produced by a surveyor, who has written this report for you to use. If you decide not to act on the advice in this report, you do so at your own risk.



About the inspection and report

As agreed, this report will contain the following:

- A physical inspection of the property (see 'The inspection' in section L) and
- A report based on the inspection (see 'The report' in section L).

About the report

We aim to give you professional advice about:

- The construction and general condition of the property on the date it was inspected
- Any defects that need urgent attention or are serious
- Things that need further investigation to prevent serious damage to the fabric of the building and
- Serious defects or issues that may be hazardous to safety and where further enquiries are needed.

Any extra services we provide are not covered by these terms and conditions, and must be covered by a separate contract.

About the inspection

- We only carry out a visual inspection.
- We inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars.
- We will visually inspect the parts of the roof structure and other features that can be seen from the access hatch. We will not remove secured access panels and/or lift insulation material, stored goods or other contents.
- We will inspect the surfaces of exposed floors and under-floor spaces so far as there is safe access to these, but we will not lift carpets, floor coverings, floorboards or move furniture. We will assess floors for excessive deflection by a 'heel-drop' test. We are not able to assess the condition of the inside of any chimney, boiler or other flues. Also, we do not remove secured panels or undo electrical fittings.
- We note in our report if we are not able to check any parts of the property that the inspection would normally cover. If we are concerned about these parts, the report will tell you about any further investigations that are needed.
- We do not report on the cost of any work to put right defects or make recommendations on how these repairs should be carried out. Some maintenance and repairs we suggest may be expensive.
- We inspect the inside and outside of the main building and all permanent outbuildings, but we do not force or open up the fabric of the building. We also inspect parts of the electricity, gas/oil, water heating and drainage services that can be seen, but we do not test them.
- To help describe the condition of the home, we give condition ratings to the main parts (the 'elements') of the building, garage and some parts outside. Some elements can be made up of several different parts.
- In the element boxes in sections D, E, F and G, we describe the part that has the worst condition rating first and then briefly outline the condition of the other parts.



Reminder

Please refer to your **Terms and Conditions** received on the 06 Sep 2021 for a full list of exclusions.



About the inspection

Surveyor's name

Karl Taylor

Surveyor's RICS number

R-235B58

Company name

Mobiess Ltd.

Date of the inspection

19 Nov 2021

Report reference number

REF-589

Related party disclosure

I am not aware that there is any conflict of interest as defined in the RICS Valuation Professional Standards and the RICS Rules of Conduct.

Full address and postcode of the property

8 - 10 Holgate Court, Western Road,
Romford, Essex,
UK,
RM1 3JS

Weather conditions when the inspection took place

Cloudy

Status of the property when the inspection took place

Building was in average condition.
External was visibly damaged
Internal was in decent condition.

B

Summary of condition ratings

This section summarises the condition ratings of the different elements of the property. If an element is made up of a number of different parts (for example, a pitched roof to the main building and a flat roof to an extension), only the part in the worst condition is shown here.

Important note

To get a balanced impression of the property, we strongly recommend that you read all sections of the report, in particular section K, 'What to do now', and discuss this with us if required.

Summary of condition ratings

To determine the condition of the property, we assess the main parts (the 'elements') of the building, garage and some outside areas. These elements are rated on the urgency of maintenance needed, ranging from 'very urgent' to 'no issues recorded'.



Documents we may suggest you request before you sign contracts

There are documents associated with the following elements. Check these documents have been supplied by your solicitor before exchanging contracts.

Element no.	Document name	Recieved
E-01	Home Survey Standard	18/11/2021
E-02	Home Survey Standard: basis for conclusions	17/11/2021
E-03	Home Survey Standard: terms of engagement	16/11/2021
E-04	Scope of inspection: Home Survey Level One	14/11/2021



Elements that require urgent attention

These elements have defects that are serious and/or need to be repaired, replaced or investigated urgently. Failure to do so could risk serious safety issues or severe long-term damage to your property.

Element no.	Element name	Comment (if applicable)
D1	D1 Chimney Stacks	Damaged, has cracks and needs to be repaired or replaced.
D3	D3 Rainwater pipes and gutters	Repair.
D4	D4 Main walls	External wall has a cavities and cracks, A repair is recommended.
E5	E5 Fireplaces, chimney breasts and flues	N/A
E7	E7 Woodwork (for example staircase joinery)	Weak and unstable, replace or repair.
E8	E8 Bathroom fittings	Tiles are broken. Replace or it could be dangerous.
F1	F1 Electricity	Hire a registered electrician to check the property and its electrical fittings as soon as possible.
F2	F2 Gas/oil	Hire a competent person to check the property regarding this.
F3	F3 Water	Showers and taps work. No hot water, only cold.
F4	F4 Heating	Radiators do not work.
F5	F5 Water heating	Broken, not working, Hire a competent person to repair or replace system
G1	G1 Garage	Dents and scratches on garage. Not opening and closing fully.
G2	G2 Permanent outbuildings and other structures	Repair / replace shed at the back of the garden.

Summary of condition ratings

2

Elements that require attention but are not serious or urgent

These elements have defects that need repairing or replacing, but are not considered to be either serious or urgent. These elements must also be maintained in the normal way.

Element no.	Element name	Comment (if applicable)
D8	D8 Other joinery and finishes	N/A
E1	E1 Roof structure	No defects visible.
E2	E2 Ceilings	No major issues.
F7	F7 Common services	N/A

1

Elements with no current issues

No repair is currently needed. The elements listed here must be maintained in the normal way.

Element no.	Element name	Comment (if applicable)
D2	D2 Roof coverings	No defects in roof coverings. Good condition.
D5	D5 Windows	Windows are in decent condition, no defects visible.
D6	D6 Outside doors (including patio doors)	Front door is in good condition. No patio / patio doors.
D7	D7 Conservatory and porches	N/A
E3	E3 Walls and partitions	Clean walls, no defects, good condition.
E4	E4 Floors	
F6	F6 Drainage	Good condition, no need of repairing.

NI

Elements not inspected

We carry out a visual inspection, so a number of elements may not have been inspected. These are listed here.

Element no.	Element name
D9	D9 Other
E6	E6 Built-in fittings (built-in kitchen and other fittings, not including appliances)
E9	E9 Other
G3	G3 Other

C

About the property

This section includes:

- About the property
- Energy efficiency



About the property

Type of property

House

Approximate year the property was built

2002

Approximate year the property was extended

2004

Approximate year the property was converted

2005

Information relevant to flats and maisonettes

Not relevant.

Construction

N/A

Accommodation

	Living rooms	Bedrooms	Bath or shower	Separate toilet	Kitchen	Utility room	Conser-vatory	Other
1st Floor	3	0	0	1	0	0	0	0
2nd Floor	0	4	0	1	3	0	0	0
3rd Floor	0	0	3	0	0	0	0	0
Basement 1	1	0	0	1	0	0	0	0
External	0	0	0	0	0	0	1	0



Energy efficiency

We are advised that the property’s current energy performance, as recorded in the EPC, is as stated below.

Energy efficiency rating

B

Mains services

A marked box shows that the relevant mains service is present.

☒

 Gas

☐

 Electric

☒

 Water

☒

 Drainage

Central heating

☒

 Gas

☐

 Electric

☒

 Solid fuel

☐

 Oil

Other services or energy sources (including feed-in tariffs)

N/A

D

Outside the property

Outside the property

Limitations on the inspections

Restrictions to access some outside areas.

D1 Chimney stacks

**3**

Damaged, has cracks in it.
Replace or repair. Hire a competent person to do so.

D2 Roof coverings

**1**

No defects in roof coverings.
Good condition.

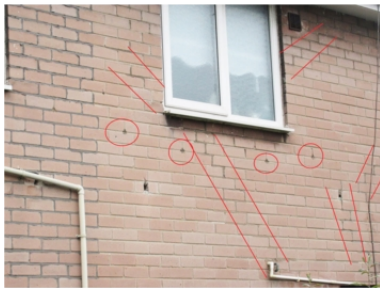
D3 Rainwater pipes and gutters

**3**

Gutters are have broken in some places.
Replace section or repair it.
No major damage to it though.

Outside the property

D4 Main walls



3

External wall has a cavities and cracks, and repairing it is recommended.
Hire a competent person to do so.

D5 Windows



1

Windows are in decent condition, no defects visible.

D6 Outside doors (including patio doors)



1

No patio or patio doors.
Front door is in good condition.

D7 Conservatory and porches



1

Conservatory is well kept.
No action needed or advised.

Outside the property

D8 Other joinery and finishes



2

Few minor visible defects.
For example there are a few chips and cracks.
Nothing major.

D9 Other

NI

E

Inside the property

Inside the property

Limitations on the inspection

This inspection will not deal with aesthetic concerns or what could be deemed matters of taste, cosmetic defects, etc.

E1 Roof structure



No defects visible.

2

E2 Ceilings



No major defects.
A few scratches / chips.

2

E3 Walls and partitions



Clean walls.
No defects.
Maintained good condition.

1

Inside the property

E4 Floors



N/A
Good condition

1

E5 Fireplaces, chimney breasts and flues



Object is damaged.
Visible damage, in need of repairing or replacement.
Part of the wall surrounding it is also damaged.

3

E6 Built-in fittings (built-in kitchen and other fittings, not including appliances)

NI

E7 Woodwork (for example staircase joinery)

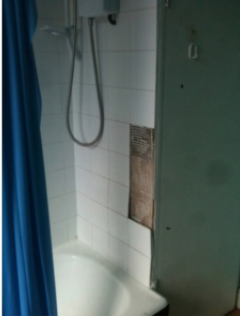


Weak and unstable.
Replace.

3

Inside the property

E8 Bathroom fittings

	<div data-bbox="1390 342 1437 387">3</div> <p>Damaged tiles. Several tiles have broken off of the wall. Could create a sharp surface - hazard. Replace tiles.</p>
---	---

E9 Other

	<div data-bbox="1390 761 1437 806">NI</div>
--	---

F

Services

Services are generally hidden within the construction of the property. This means that we can only inspect the visible parts of the available services, and we do not carry out specialist tests. The visual inspection cannot assess the services to make sure they work efficiently and safely, and meet modern standards.

Services

Limitations on the inspection

None.

F1 Electricity

Safety warning: Electrical Safety First recommends that you should get a registered electrician to check the property and its electrical fittings at least every ten years, or on change of occupancy. All electrical installation work undertaken after 1 January 2005 should have appropriate certification. For more advice, contact Electrical Safety First.



Hire a registered electrician to check the property and its electrical fittings as soon as possible.

3

F2 Gas/oil

Safety warning: All gas and oil appliances and equipment should be regularly inspected, tested, maintained and serviced by a registered 'competent person' in line with the manufacturer's instructions. This is important to make sure that the equipment is working correctly, to limit the risk of fire and carbon monoxide poisoning, and to prevent carbon dioxide and other greenhouse gases from leaking into the air. For more advice, contact the Gas Safe Register for gas installations, and OFTEC for oil installations.



Hire a competent person to check the property regarding this.

3

Services

F3 Water



Showers and taps work.
No hot water, only cold.

3

F4 Heating



No heating
Radiators do not work.
Hire competent person to fix them.

3

F5 Water Heating



Broken, not working,
Hire a competent person to repair or replace system.

3

F6 Drainage



No repair needed.
Good condition

1

F7 Common Services

N/A

2

G

**Grounds
(including shared areas for flats)**


G

Grounds (including shared areas for flats)


Limitations on the inspection

None.

G1 Garage

	<div data-bbox="1390 685 1437 730">3</div> <p>Dents and scratches on garage. Not opening and closing fully.</p>
---	---

G2 Permanent outbuildings and other structures

	<div data-bbox="1390 1106 1437 1151">3</div> <p>Repair or replace shed at the back of the garden. Or only remove if required.</p>
---	---

G3 Other

	<div data-bbox="1390 1527 1437 1572">NI</div>
--	---

H

Issues for your legal advisers

We do not act as a legal adviser and will not comment on any legal documents. However, if, during the inspection, we identify issues that your legal advisers may need to investigate further, we may refer to these in the report (for example, to state you should check whether there is a warranty covering replacement windows). You should show your legal advisers this section of the report.



Issues for your legal advisers

H1 Regulation

Checks should be made to confirm that Building Regulation approvals were obtained for the replacement of the fire doors, the boiler replacement and the installations of the gas fire.

FENSA Certificates should be obtained for the replacement of windows or doors.

The tree in the neighbour's garden could be subject to a Tree Preservation Order. Your legal adviser should check the details and advise you further.

H2 Guarantees

Your legal adviser should make sure there are adequate guarantees for the windows and doors, the fitted gas fire and the central heating boiler.

Service agreements should be obtained for the central heating and hot water system and the gas fire.



Issues for your legal advisers

H3 Other matters

I understand the property is freehold and this should be confirmed by your legal adviser.

As I reported earlier, repairs are required in relevant areas. Your legal adviser should check the extent of your liability and arrangements for implementing the repairs.



Risks

This section summarises defects and issues that present a risk to the building or grounds, or a safety risk to people. These may have been reported and condition rated against more than one part of the property, or may be of a more general nature. They may have existed for some time and cannot be reasonably changed.



Risks

I1 Risks to the building

Movement: The Home is on a clay sub-soil which does increase the risk of structural movement although no significant structural movement was noted at the time of inspection.

Timber defects
Dampness

I2 Risks to the grounds

The building is in an area where there is a risk of flooding. You should ask your legal adviser to make enquiries about what flood precautions have been put in place. The gov.co.uk website indicates the home is at high risk of surface water flooding and at a medium risk of flooding from rivers.

I3 Risks to people

1. Adequate means of fire escape should be provided, and interlinked mains wired smoke alarms should be installed on all floors of the home. These will need regular testing and replacement when due.
2. Fire escape windows should be kept unlocked at all times when in occupation of the home to allow time to escape from the property.
3. Carbon monoxide alarms should be placed close to gas appliances and the boiler.
4. The central heating system and hot water system will need to be checked and serviced annually, along with the fitted gas fire.
5. The gas system should be inspected regularly.
6. Any vermin infestation should be removed if found.
7. Scaffolding should be used for any work carried out at high level.

I4 Other risks or hazards

None.

J

Surveyor's declaration

Surveyor's declaration

Surveyor's RICS number

R-235B58

Phone number

07891855072

Company

Mobiess Ltd.

Surveyor's address

12 North Road
Hornchurch, London
RM11 7AH

Qualifications

MSc MRICS

Email

info@mobiess.com

Website

www.mobiess.com

Property address

Romford, Essex,
UK,

Client's name

Mobiess

Date this report was produced

26/11/2021

I confirm that I have inspected the property and prepared this report.



K

What to do now



Further investigations and getting quotes

We have provided advice below on what to do next, now that you have an overview of any work to be carried out on the property. We recommend you make a note of any quotations you receive.

Getting quotations

The cost of repairs may influence the amount you are prepared to pay for the property. Before you make a legal commitment to buy the property, you should get reports and quotations for all the repairs and further investigations the surveyor may have identified. You should get at least two quotations from experienced contractors who are properly insured.

You should also:

- ask them for references from people they have worked for
- describe in writing exactly what you will want them to do and
- get them to put their quotation in writing.

Further investigations and what they involve

If we are concerned about the condition of a hidden part of the building, could only see part of a defect or do not have the specialist knowledge to assess part of the property fully, we may have recommended that further investigations should be carried out to discover the true extent of the problem.

This will depend on the type of problem, but to do this properly, parts of the home may have to be disturbed, so you should discuss this matter with the current owner. In some cases, the cost of investigation may be high.

When a further investigation is recommended, the following will be included in your report:

- a description of the affected element and why a further investigation is required
- when a further investigation should be carried out and
- a broad indication of who should carry out the further investigation.

Who you should use for further investigations

You should ask an appropriately qualified person, although it is not possible to tell you which one. Specialists belonging to different types of organisations will be able to do this. For example, qualified electricians can belong to five different government-approved schemes. If you want further advice, please contact the surveyor.



Description of the RICS Home Survey – Level 1 service and terms of engagement



Description of the RICS Home Survey – Level 1 service and terms of engagement

The service

The RICS Home Survey – Level 1 service includes:

- a physical inspection of the property (see 'The inspection') and
- a report based on the inspection (see 'The report').

The surveyor who provides the RICS Home Survey – Level 1 service aims to:

- describe the part or element in enough detail so that it can be properly identified
- provide a clear and concise expression of the surveyor's professional assessment of each part or element
- describe the condition of the part or element that justifies the surveyor's assessment and
- help you gain an objective view of the condition of the property.

Any extra services provided that are not covered by the terms and conditions of this service must be covered by a separate contract.

The inspection

The surveyor inspects the inside and outside of the main building and all permanent outbuildings, recording the construction and significant visible defects that are evident. This inspection is intended to cover as much of the property as is physically accessible. Where this is not possible, an explanation is provided in the 'Limitations on the inspection' box in the relevant section of the report.

The surveyor does not force or open up the fabric of the building. This includes taking up fitted carpets, fitted floor coverings or floorboards; moving heavy furniture; removing the contents of cupboards, roof spaces, etc.; removing secured panels and/or hatches; or undoing electrical fittings.

The surveyor will not remove secured access panels and/or lift insulation material, stored goods or other contents. The surveyor will visually inspect the parts of the roof structure and other features that can be seen from the access hatch.

If necessary, the surveyor carries out parts of the inspection when standing at ground level, from adjoining public property where accessible. This means the extent of the inspection will depend on a range of individual circumstances at the time of inspection, and the surveyor judges each case on an individual basis.

The surveyor uses equipment such as a damp meter, binoculars and torch, and uses a ladder for flat roofs and for hatches no more than 3m above level ground (outside) or floor surfaces (inside) if it is safe to do so.

The surveyor also carries out a desk-top study and makes oral enquiries for information about matters affecting the property.

Services to the property

Services are generally hidden within the construction of the property. This means that only the visible parts of the available services can be inspected, and the surveyor does not carry out specialist tests. The visual inspection cannot assess the efficiency or safety of electrical, gas or other energy sources.

It also does not investigate the plumbing, heating or drainage installations (or whether they meet current regulations); or the internal condition of any chimney, boiler or other flue.



Description of the RICS Home Survey – Level 1 service and terms of engagement

Outside the property

The surveyor inspects the condition of boundary walls, fences, permanent outbuildings and areas in common (shared) use. To inspect these areas, the surveyor walks around the grounds and any neighbouring public property where access can be obtained. Where there are restrictions to access (e.g. a creeper plant prevents closer inspection), these are reported and advice is given on any potential underlying risks that may require further investigation.

Buildings with swimming pools and sports facilities are treated as permanent outbuildings and are therefore inspected, but the surveyor does not report on the leisure facilities, such as the pool itself and its equipment internally and externally, landscaping and other facilities (for example, tennis courts and temporary outbuildings).

Flats

When inspecting flats, the surveyor assesses the general condition of the outside surfaces of the building, as well as its access and communal areas (for example, shared hallways and staircases that lead directly to the subject flat) and roof spaces, but only if they are accessible from within and owned by the subject flat. The surveyor does not inspect drains, lifts, fire alarms and security systems.

External wall systems are not inspected. If the surveyor has specific concerns about these items, further investigation will be recommended before making a legal commitment to purchase.

Dangerous materials, contamination and environmental issues

The surveyor does not make any enquiries about contamination or other environmental dangers. If the surveyor suspects a problem, they should recommend further investigation.

The surveyor may assume that no harmful or dangerous materials have been used in the construction, and does not have a duty to justify making this assumption. However, if the inspection shows that such materials have been used, the surveyor must report this and ask for further instructions.

The surveyor does not carry out an asbestos inspection and does not act as an asbestos inspector when inspecting properties that may fall within The Control of Asbestos Regulations 2012 ('CAR 2012'). However, the report should properly emphasise the suspected presence of asbestos containing materials if the inspection identifies that possibility. With flats, the surveyor assumes that there is a 'dutyholder' (as defined in CAR 2012), and that there is an asbestos register and an effective management plan in place, which does not present a significant risk to health or need any immediate payment. The surveyor does not consult the dutyholder.

It also does not investigate the plumbing, heating or drainage installations (or whether they meet current regulations); or the internal condition of any chimney, boiler or other flue.



Description of the RICS Home Survey – Level 1 service and terms of engagement

The report

The surveyor produces a report of the inspection results for you to use, but cannot accept any liability if it is used by anyone else. If you decide not to act on the advice in the report, you do this at your own risk. The report is aimed at providing you with an understanding of the condition of the property to allow you to make an informed decision on serious or urgent repairs, and on the maintenance of the issues reported.

The RICS Home Survey – Level 1 report does not include advice on repairs or ongoing maintenance issues.

Where the surveyor is unable to reach a conclusion with reasonable confidence, a recommendation for further investigation should be made.

Condition rating

The surveyor gives condition ratings to the main parts (the 'elements') of the main building, garage and some outside elements. The condition ratings are described as follows:

- **R** – Documents we may suggest you request before you sign contracts.
- **Condition rating 3** – Defects that are serious and/or need to be repaired, replaced or investigated urgently. Failure to do so could risk serious safety issues or severe long-term damage to your property. Written quotations for repairs should be obtained prior to legal commitment to purchase.
- **Condition rating 2** – Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.
- **Condition rating 1** – No repair is currently needed. The property must be maintained in the normal way.
- **NI** – Elements not inspected.

The surveyor notes in the report if it was not possible to check any parts of the property that the inspection would normally cover. If the surveyor is concerned about these parts, the report tells you about any further investigations that are needed.

Energy

The surveyor has not prepared the Energy Performance Certificate (EPC) as part of the RICS Home Survey – Level 1 service for the property. Where the EPC has not been made available by others, the most recent certificate will be obtained from the appropriate central registry where practicable. If the surveyor has seen the current EPC, they will review and state the relevant energy efficiency rating in this report.



Description of the RICS Home Survey – Level 1 service and terms of engagement

Issues for legal advisors

The surveyor does not act as a legal adviser and does not comment on any legal documents. If, during the inspection, the surveyor identifies issues that your legal advisers may need to investigate further, the surveyor may refer to these in the report (for example, to state you should check whether there is a warranty covering replacement windows).

This report has been prepared by a surveyor merely in their capacity as an employee or agent of a firm, company or other business entity ('the Company'). The report is the product of the Company, not of the individual surveyor. All of the statements and opinions contained in this report are expressed entirely on behalf of the Company, which accepts sole responsibility for them. For their part, the individual surveyor assumes no personal financial responsibility or liability in respect of the report, and no reliance or inference to the contrary should be drawn.

In the case of sole practitioners, the surveyor may sign the report in their own name, unless the surveyor operates as a sole trader limited liability company.

Nothing in this report excludes or limits liability for death or personal injury (including disease and impairment of mental condition) resulting from negligence.

Risks

This section summarises defects and issues that present a risk to the building or grounds, or a safety risk to people. These may have been reported and condition rated against more than one part of the property, or may be of a more general nature. They may have existed for some time and cannot be reasonably changed. The RICS Home Survey – Level 1 report will identify and list the risks, but give no further explanation

Note: The Home Survey – Level 1 service does not include an opinion on either the market value of the property or the reinstatement cost.



Description of the RICS Home Survey – Level 1 service and terms of engagement

Standard terms of engagement

1 The service – the surveyor provides the standard RICS Home Survey – Level 1 service described in this section, unless you agree with the surveyor in writing before the inspection that the surveyor will provide extra services. Any extra service will require separate terms of engagement to be entered into with the surveyor. Example of extra services include:

- costing of repairs
- schedules of works
- re-inspection
- detailed specific issue reports and
- market valuation and reinstatement costs.

2 The surveyor – The service will be provided by an AssocRICS, MRICS or FRICS member of the Royal Institution of Chartered Surveyors (RICS) who has the skills, knowledge and experience to survey and report on the property.

3 Before the inspection – Before the inspection, you should tell us if there is already an agreed or proposed price for the property, and if you have any particular concerns about the property (such as a crack noted above the bathroom window or any plans for extension).

4 Terms of payment – You agree to pay our fee and any other charges agreed in writing.

5 Cancelling this contract – You should seek advice on your obligations under *The Consumer Contracts (Information, Cancellation and Additional Charges) Regulations 2013* ('the Regulations') and/or the *Consumer Rights Act 2015* in accordance with section 2.6 of the current edition of the *Home survey standard* RICS professional statement.

6 Liability – the report is provided for your use, and the surveyor cannot accept responsibility if it is used, or relied upon, by anyone else.

Note: *These terms form part of the contract between you and the surveyor*

This report is for use in the UK.



Description of the RICS Home Survey – Level 1 service and terms of engagement

Complaints handling procedure

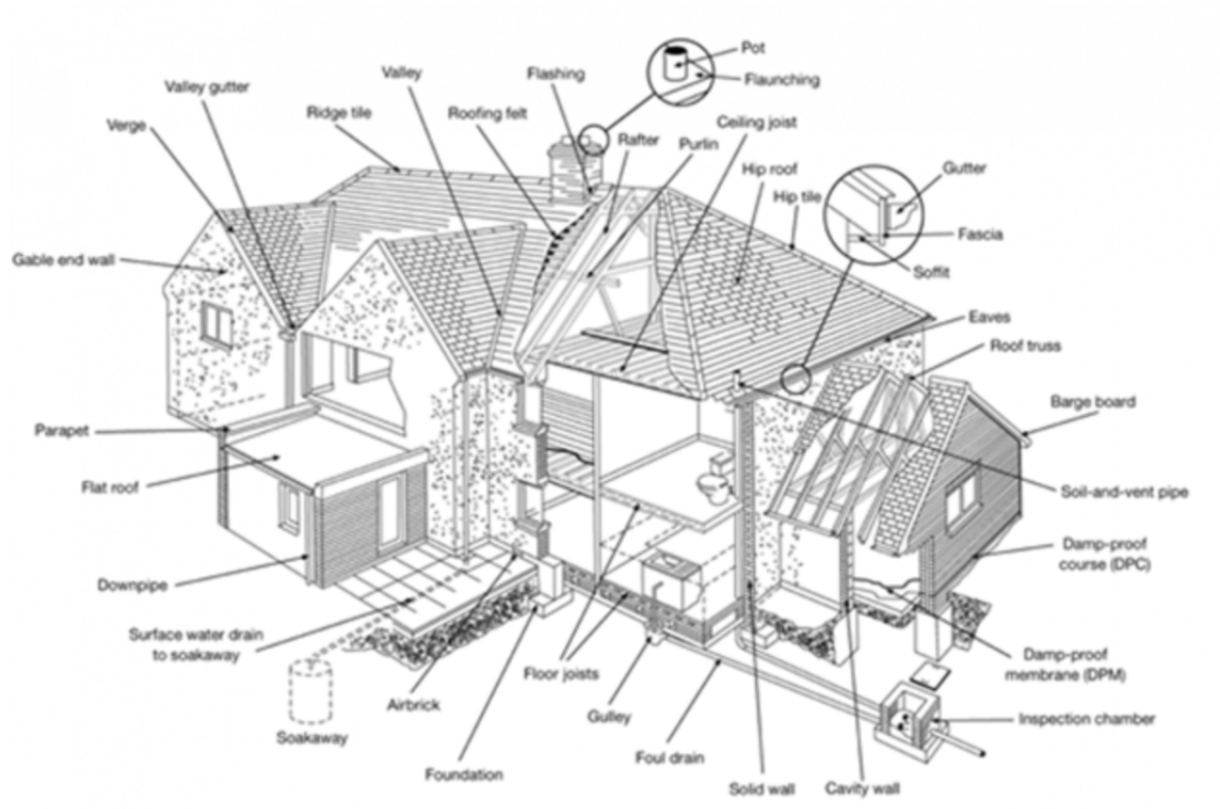
The surveyor will have a complaints handling procedure and will give you a copy if you ask for it. The surveyor is required to provide you with contact details, in writing, for their complaints department or the person responsible for dealing with client complaints. Where the surveyor is party to a redress scheme, those details should also be provided. If any of this information is not provided, please notify the surveyor and ask for it to be supplied.

M

Typical house diagram

Typical house diagram

This diagram illustrates where you may find some of the building elements referred to in the report.



RICS disclaimer



You should know...

This report has been prepared by a surveyor merely in their capacity as an employee or agent of a firm, company or other business entity ('the Company'). The report is the product of the Company, not of the individual surveyor. All of the statements and opinions contained in this report are expressed entirely on behalf of the Company, which accepts sole responsibility for them. For their part, the individual surveyor assumes no personal financial responsibility or liability in respect of the report, and no reliance or inference to the contrary should be drawn.

In the case of sole practitioners, the surveyor may sign the report in their own name, unless the surveyor operates as a sole trader limited liability company.

Nothing in this report excludes or limits liability for death or personal injury (including disease and impairment of mental condition) resulting from negligence.

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